

**DUMONT JOINT LAND USE BOARD
MINUTES FOR DECEMBER 30, 2014 MEETING**

MINUTES

Flag Salute

SESSION: This is a meeting of the Joint Land Use Board, of the Borough of Dumont, held in the Council Chambers.

**December 30, 2014
7:30 PM**

SUNSHINE LAW: This meeting is a regularly scheduled meeting of the Joint Land Use Board, of The Borough of Dumont, held in the Council Chambers on December 30, 2014. The date, time, and location were established by the resolution of the Board. A copy of the resolution was forwarded to *The Record*, the *Ridgewood News*, and posted in the Borough Hall of the Borough of Dumont. All notice requirements of the Open Public Meetings Act of the State of New Jersey have been fulfilled.

ROLL CALL:

Thomas Trank	A	Michael Affrunti	P	Councilman Matthew Hayes	P
Michael Worner	A	Timothy Hickey	A	Elmer Pacia	A
William Goodman	P	Barbara Chen	P	Michael Cremin Alt # 1	P
Alfred Moriarty Alt # 2	P	Janet Masio Alt # 3	A	Mynor Frank Lopez Alt # 4	A
Chairman William Bochicchio	P				

Others: Board Attorney – Mark D. Madaio, Esq.: Mark Madaio-P
Board Engineer – Boswell Engineering: James Fordham-NA
Board Planner – Maser Consulting: Darlene Green-NA
Board Clerk - Rosalia Bob-P

BUSINESS: Review and Approval of Business Professional Invoices

Chairman William Bochicchio stated that he will go to the building department to sign off on these items.

BUSINESS: Approval of October 2014 Minutes

October Minutes

Motion to Approve: Barbara Chen
2nd by: William Goodman

All in Favor

BUSINESS: Review and Approval of JLUB 2015 Meeting Dates

Chairman William Bochicchio asked the board members if any had conflicts with the 2015 meeting dates presented. He called for a motion from the board.

2015 Meeting JLUB Dates

Motion to Approve: Barbara Chen

2nd by: William Goodman

All in Favor

BUSINESS: Discussion and Approval of Board Member RFQ Review Committee

Chairman William Bochicchio stated that he would like to have Michael Affrunti chair the RFQ review committee. He explained that there were not enough submissions for the RFQ's and that the board attorney will be re-noticing again to extend the submission date to January 15th. He asked Councilman Matthew Hayes and Michael Cremin to be on the committee as well. He stated that all members of the committee should pick up a packet of the RFQ's from the building department to review so that they can report back to the board at next month's meeting.

RESOLUTION: 14-04 2A Sunset Terrace: Mary Ellen Romano

Mark Madaio gave a summation of the application. He explained that the property owner had sold a piece of her lot to one of the adjoining commercial businesses. He stated that the lot lines were redrawn on the site plan to reflect the new lot lines incorporating the sale. He explained that there are no changes to the uses of the properties. Chairman William Bochicchio asked if any of the board members had any questions regarding the resolution.

Motion to Approve: Michael Cremin

2nd by: Michael Affrunti

ROLL CALL:

Thomas Trank	NA	Michael Affrunti	Y	Councilman Matthew Hayes	Y
Michael Worner	NA	Timothy Hickey	NA	Elmer Pacia	NA
William Goodman	Y	Barbara Chen	Y	Michael Cremin Alt # 1	Y
Alfred Moriarty Alt # 2	Y	Janet Masio Alt # 3	NA	Mynor Frank Lopez Alt # 4	NA
Chairman William Bochicchio	Y				

FORMAL: 14-05 65 West Madison Avenue: 65 West Madison LLC

Block - 1207, Lots – 8

Height, Parking & Site Plan Variance

Mark Madaio stated that the board had received a letter from the applicant's attorney requesting that the hearing be adjourned and carried to the following month's meeting. He explained to the board that the hearing will be carried and that the applicant will be coming back with revisions to the application.

*Chairman William Bochicchio stated that board member, William Goodman, is completing his 8th year serving on the boards and that Mr. Goodman will be resigning at the end of the year. He thanked Mr. Goodman for all his many years of volunteer service to the borough and its residents.

Motion to Adjourn: Michael Cremin
2nd by: Michael Affrunti

Minutes respectfully submitted by:
Rosalia Bob
Joint Land Use Board Clerk